



City of Lodi – Economic Development

221 W. Pine St.
Lodi, California 95240
(209) 333-6874

Astrida Trupovnieks
Director

NARRATIVE INFORMATION SHEET

Community Wide Assessment (CWA) Grant Proposal – City of Lodi, CA (FY2020)

1. Applicant Identification:

City of Lodi – Economic Development Department
221 W. Pine Street, Lodi CA 95240

2. Funding Requested:

- (a) Assessment Grant Type: Community-Wide
- (b) Federal Funds Requested:
 - (i) Requested Amount: \$300,000
 - (ii) Site-specific Assessment Grant Waiver: *not applicable*
- (c) Contamination: \$225,000 Hazardous Substance and \$75,000 Petroleum

3. Location:

- (a) City: Lodi
- (b) County: San Joaquin
- (c) State or Reservation: California

4. Property Information for Site-Specific Proposals: *not applicable*

5. Contacts:

- (a) Project Director:
Name & Title: Astrida Trupovnieks, Economic Development Manager
Phone: 209-333-6874 | Email: atrupovnieks@lodi.gov
Mailing Address: 221 W. Pine Street, Lodi CA 95240
- (b) Chief Executive/Highest Ranking Elected Official:
Name & Title: Mark Chandler, Mayor
Phone: 209-333-6800 ext. 9293 | Email: mchandler@lodi.gov
Mailing Address: 221 W. Pine Street, Lodi CA 95240

6. Population: 64,403 (City of Lodi; American Community Survey, 2017)

NARRATIVE INFORMATION SHEET (CONTINUED)

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	Not applicable
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	Not applicable
The priority brownfield site(s) is impacted by mine-scarred land.	Not applicable
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	Not applicable
The priority brownfield site(s) is in a federally designated flood plain.	All of the priority sites are within the 500-year flood zone (page 1).
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or will incorporate energy efficiency measures.	Yes – the proposed mixed use development on a portion of the former General Mills facility (page 3).
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	Not applicable

8. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the California Department of Toxic Substances Control dated 11/25/2019 is attached.



Jared Blumenfeld
Secretary for
Environmental Protection



Department of Toxic Substances Control

Meredith Williams, Ph.D.
Acting Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Gavin Newsom
Governor

November 25, 2019

Ms. Noemi Emeric-Ford
US EPA Region 9 Brownfields Program
Southern California Field Office
600 Wilshire Blvd., Suite 1460
Los Angeles, California 90017

STATE OF CALIFORNIA LETTER OF ACKNOWLEDGEMENT FOR BROWNFIELDS GRANT APPLICATION FOR THE CITY OF LODI

Dear Ms. Emeric-Ford:

Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency (Cal/EPA) acknowledges and supports the City of Lodi's application for a U.S. Environmental Protection Agency (U.S. EPA) Brownfields Community Wide Assessment Grant. DTSC is one of the lead regulatory Agencies with responsibility for overseeing the investigation and remediation of hazardous substances release sites in California. Through various initiatives, DTSC works cooperatively with state and local agencies, private entities and communities to facilitate brownfield reuse and achieve cost-effective remediation solutions, while safeguarding public health and the environment. DTSC has worked cooperatively with numerous stakeholders throughout California assisting with redevelopment and reuse plans for hazardous substances and petroleum release sites in our state.

DTSC fully supports the City of Lodi's efforts to apply for and obtain a Brownfields Community Wide Assessment Grant in the amount of \$300,000.00 to address the Union Pacific Railroad Corridor which passes through the center of the City and includes much of downtown Lodi. The requested EPA Brownfields grant funds will provide the City of Lodi funds to:

- Provide cooperative agreement oversight and reporting
- Update inventory and assist in site selection
- Complete Phase I and Phase II Environmental Site Assessments
- Remedial planning
- Community outreach
- Reuse planning

Ms. Noemi Emeric-Ford

November 25, 2019

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We are encouraged by the City of Lodi's willingness to seek funds and act voluntarily to address contamination in an area that has historically been neglected. DTSC fully supports the City of Lodi's application for a U.S. EPA Brownfields Community Wide Assessment Grant. This grant will allow the City of Lodi to work with State Agencies in a productive manner that protects the environment and improves the lives of the citizens of the area, and all of California. We appreciate the opportunity to support local agency programs as they play a critical role in California's effort to protect the environment and public health.

If you have any questions, please contact Ms. Leona Winner at (916) 255-6679, or via email at Leona.Winner@dtsc.ca.gov.

Sincerely,



Steven Becker, P.G., Chief
Santa Susana Field Laboratory and Northern California Schools Branch
Site Mitigation & Restoration Program
Department of Toxic Substances Control

cc: Ms. Leona Winner (via email)
Senior Environmental Scientist
San Joaquin Branch – Sacramento Office
Site Mitigation & Restoration Program
Department of Toxic Substances Control

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION

1.a.i Target Area and Brownfields / Background & Description of Target Area): Settled along the border of the Sierra Nevada foothills in central California's fertile San Joaquin Valley, the City of Lodi is a diverse community with deep roots in agricultural and manufacturing industries. The compact City is surrounded by orchards, vineyards, and wineries. Agriculture has historically been a cornerstone of Lodi's economy. The arrival of the first North American transcontinental railway, the Union Pacific Railroad (UPRR), and the later addition of the Central California Traction Railroad (CCTRR), opened Lodi to outside markets, increasing industry and manufacturing. Later, grapes became a cash crop, launching a new era of farming in the viticulture industry. Wine-based tourism became an integral component of the City's economic base and strengthened complementary markets including hotel, retail, and dining as manufacturing continued to grow. With inexpensive utilities, compact form, central location, and excellent access to transportation corridors, Lodi attracted both visitors and employers for decades. However, over the last 35 years, declines in local manufacturing and processing, environmental contamination, and the Great Recession severely impacted the City's economy. In 1989, the City became aware of extensive soil and groundwater contamination from chlorinated solvents. Groundwater, the City's only source of drinking water and primary source of irrigation water, has been substantially impacted by historical and significant releases of chlorinated solvents (primarily tetrachloroethene [PCE] and trichloroethene [TCE]) from former dry cleaners and industrial operations. The two largest and most concentrated of the five separate contamination plumes encompass nearly all of the downtown district and underlie an area over two miles long and up to a mile wide. Additionally, cumulative disinvestment in the downtown core and along the central UPRR rail corridor has contributed to the presence of many dilapidated, abandoned, and underutilized properties. United States Environmental Protection Agency (EPA) Community-Wide Assessment (CWA) grant funding will be used to support revitalization within the **UPRR Corridor**, which encompasses all or portions of six census tract (CTs) bordering the main UPRR tracks passing north-south through the center of the City, as well as a spur line extending to the northwest. This Target Area includes the City's downtown as well as historical industrial areas and disadvantaged residential neighborhoods bordering the main rail line and spur. Approximately 25,500 residents live within this 3.2 square mile area, which was one of the two focus areas for a previous EPA CWA Grant awarded to the City in Fiscal Year (FY) 2015 and includes a federally designated Opportunity Zone (OZ). The City has identified multiple priority brownfields sites in the Target Area for which reuse plans will advance municipal and community goals for enhanced educational opportunities, strategic investment in job training and job creation, and addressing issues of food insecurity for historically underserved populations. Additionally, nearly the entire City (including the priority sites discussed below) is within the 500-year floodplain.

1.a.ii. Description of Priority Brownfield Sites: Descriptions for five priority sites in the Target Area are provided below.

Former General Mills Facility (2000 W. Turner Rd.): The former General Mills facility is a shuttered cereal production facility located in north Lodi adjacent to the UPRR spur line. At 66 acres and over 1.1 million (M) square feet (SF) of interior specialized industrial space it is one of the City's largest industrial properties. The plant, which began operation in 1947, employed 430 people when it closed in 2015. As many as 800 ancillary jobs are also estimated to have been lost in the region as a result of the closure. Although purchased in 2016 by a private party, only a small portion of the building is currently being used, and the current assessed value of \$8.7M (versus \$135M in 2015) is an indication of the degree to which the building is underutilized – with a resulting \$1.3M decline in annual property tax revenues. Due to its age, asbestos and other regulated building materials (RBMs) are a key environmental issue associated with the former plant. A Phase II Environmental Site Assessment (ESA) completed on a portion of the site in 2019 (1018 N. Lower Sacramento Rd.) using the City's FY2015 CWA Grant, identified the presence of pesticides and herbicides in shallow soils due to historical agricultural use. The site is a priority for the community because the plant is strategically located to take advantage of trucking routes and heavy rail, and is supported by high-capacity electricity, water, and sewer service lines. Maintaining the commercial/industrial use of the property is of paramount importance to the City for maintaining and increasing the commercial/industrial tax base. Additional EPA funding is needed to complete assessments for RBMs in the former plant, and to conduct additional reuse planning/market studies as needed to attract additional investment.

World of Wonders (WoW) Science Museum Expansion Site (9 to 45 N. Sacramento St.): This site encompasses six 80-100 year old dilapidated commercial buildings located one block west of the UPRR main line and across the street from a children's museum that opened in 2009. The City's FY2015 CWA Grant was used to complete Phase I ESAs, RBM surveys, and limited Phase II testing on five parcels subsequently purchased by WoW. RBM surveys identified asbestos and lead-based paint within structures proposed for demolition prior to museum expansion, and Phase II assessment activities identified elevated concentrations of lead in shallow soils. The project is a priority for the community as it would convert a blighted block into a state-of-the-art \$25M new facility for a key local institution, and serve as a regional attraction as well as a facility that would advance efforts to boost science interest and education. Additional CWA funding is needed to conduct Phase I and II ESAs and RBM surveys on the two remaining properties to be purchased by WoW, as well as preparation of corrective action/soil management plans.

22 E. Locust St. Property: The property consists of approximately 0.8 acres of vacant land adjacent to the UPRR main line, with a history of commercial and industrial uses (primarily warehousing and lumber yards) dating to at least 1884. The property was purchased by the City in 2012 using community development block grant (CDBG) funding and envisioned as

an indoor recreation center. The existing structure was demolished, but the City could not secure funding to construct the center. As part of the City's FY2015 EPA CWA Grant, funding was used to complete Phase I/II ESAs, with the Phase II ESA identifying polycyclic aromatic hydrocarbons (PAHs) in surface soil across the site, with higher concentrations in a portion of the property adjacent to a former manufactured gas plant. Additional CWA funding is needed to conduct reuse planning and to prepare a corrective action/soil management plan.

Former Sunset Cinema Property (1118 W. Lodi Ave.): The Sunset Cinema opened in 1950 to great fanfare and operated as a small community cinema until it closed in 1998. It has been vacant since that time, forming a dead space on an otherwise active section of W. Lodi Ave (a key commercial corridor). This site was the last funded as part of the City's FY2015 CWA Grant, which will be used to complete a Phase I ESA. Based on the age of the properties, a key environmental concern is the presence of RBMs. In addition, the site is located within one of the regional VOC plumes, and potential vapor intrusion issues are a concern. Additional CWA funding is needed to assist the property owner with completion of RBM surveys, a Phase II ESA, and cleanup/site reuse planning.

Former Piemonte Hotel Property (310 S. Main St.): This 0.64-acre vacant lot is located within the NW corner of the City's Opportunity Zone (OZ), and 1-block east of the UPRR main line. It was identified as a priority brownfield site during the inventory completed as part of the City's FY2015 CWA grant, but not assessed due to a lack of sufficient funding. The site was developed as a residence by 1916, but occupied by a hotel in 1950. Environmental concerns include potential buried debris, surface impacts to soil from use as a parking lot, and potential contamination from the adjoining property to the west (which is a former filling station for which there are no records of previous assessment or cleanup). The property has been vacant since the mid-1950s, with recent use limited to serving as the part time location for a taco truck. It is a priority because of a limited number of vacant lots within the OZ. CWA grant funding will be used for Phase I/II ESAs and cleanup and/or reuse planning.

1.b.i Revitalization of the Target Area/Reuse Strategy & Alignment w/Revitalization Plans: The reuse strategy or specific plans for the five priority sites are summarized on the table below.

<p>Former General Mills Facility – Reuse Plans/Strategy: The City is evaluating ways to leverage developer interest in the site to facilitate a Science, Technology, Engineering, and Math (STEM) based and future-oriented business park intended to provide quality technology education and job training to young people in Lodi, with the intent of developing and supporting the local workforce. A site reuse study completed as part of the City's FY2015 CWA Grant identified several other viable reuse options including full or partial reuse for wine-related enterprises (production, storage, tasting, retail, etc.) or transformation into a 'food hub' facility that would serve smaller agricultural product companies interested in shared warehousing, office, and small retail spaces. A 9-acre lot that was part of the former General Mills facility was sold in 2018 to a developer with plans for a mixed use development that will include a 100-room hotel, an 8,000-SF restaurant, 10,000-SF of retail space, and 148 1-3 bedroom apartments. This use is compatible with this portion of the site's location adjacent to Lodi Lake Park (and overlooking Lodi Lake).</p>
<p>World of Wonders (WoW) Science Museum Expansion Site – Reuse Plans/Strategy: The site is the proposed location for a \$25M museum expansion project which will quadruple the exhibit /classroom space and include a 175-seat planetarium, open-air amphitheater and lecture center, full-service dining facility, and administrative and retail space. The project will also revitalize a blighted portion of Lodi's downtown core currently occupied by six dilapidated buildings that have been vacant for up to 20 years. WoW intends to install photovoltaic cells as part of their expansion, with support of funding committed by the City.</p>
<p>22 E. Locust St. Property – Reuse Plans/Strategy: Within the past 2 months, the Lodi Improvement Committee (a 7-member community development advisory board to the City of Lodi) released a 20 page plan for a multi-phased project for a "Main Street Public Garden" that would convert the site to Lodi's first public community garden. The plan envisions a mixture of traditional gardening and community programming, and activating not only this site but several adjacent brownfields (including a vacant fire station at 114 North Main Street assessed as part of the City's FY2015 CWA grant). The site is well-positioned to benefit residents in an underserved area of the City. The project ties directly to goals and objectives associated with the purchase of the site, and benefits for sustainable food access, workforce and economic development, and outdoor education.</p>
<p>Former Sunset Cinema Property – Reuse Plans/Strategy: In 2019, a local developer purchased the 11,000 SF building and surrounding parking lot, as well as the adjacent property (a former bakery, vacant since 2003), with plans to restore the theater into a combined movie theater and music and event venue, complete with an adjacent three-story parking structure with ground-story retail.</p>
<p>Former Piemonte Hotel Property – Reuse Plans/Strategy: The City envisions transforming the vacant lot into affordable housing. A potential model for this reuse is the Cranes Landing project, an affordable senior housing project completed in 2017. The City is committed to expanding affordable housing options in the City and assisting development partners in realizing the tax benefits of investing in OZ properties.</p>

All of the projects will support the general goals outlined in the City's General Plan¹. The **WoW Science Museum** project advances Policy LU-P16 to *"Promote downtown as the center of tourism, business, social, and civic life by directing high intensity office uses, government, and entertainment uses to locate downtown."* Development of affordable housing on the **Former Piemonte Hotel Property** would advance priorities in the Housing Element of the City's General Plan. The plans for the **Former Sunset Cinema Property** are aligned with Policy CD-P10: *"Incentivize rehabilitation and adaptive reuse of buildings."*

1.b.ii. Outcomes & Benefits of Reuse Strategy: As detailed in Section 1.b.i, the reuse plans for the **Former General Mills Facility** and the **Former Sunset Cinema Property** could result in significant economic development projects (although not yet quantified). The STEM business park envisioned as an option for the **Former General Mills Facility** – as well as the hub food alternative – could both have significant catalytic economic impacts. The **WoW Science Museum Expansion** project would support a high value nonprofit use for its site (as well as significant construction projects – at \$25M). The Main Street Public Garden envisioned for the **22 E. Locust St. Property** would support public and other nonprofit uses.

As noted, the **Former Piemonte Hotel Property** is located within an OZ, and in fact is one of the few vacant lots that currently exist within the OZ. The **WoW Museum Expansion Site** is located only 2 blocks north of the OZ, and will serve as a significant community amenity that will strengthen the appeal of the downtown, which functions as a key amenity for attracting business investment in the adjacent neighborhoods, including the OZ.

The mixed use development proposed on a portion of the **Former General Mills Facility** will include high-efficiency air handling equipment for interior spaces, and the developer is evaluating the use of solar and/or geothermal energy sources. The noise study conducted for the adjacent power plant has identified a noise mitigation measure related to the starting motor for the electrical generator. In order to mitigate startup noise and minimize exhaust effects, the starting motor will be converted from diesel to natural gas.

1.c.i Strategy for Leveraging Resources /Resources Needed for Site Reuse: Sources of leveraged funding have been identified for two of the priority sites listed in Section 1.a.ii. The **WoW Science Museum Expansion** is in the first year of a 3-year fundraising campaign seeking to secure \$3.9M to pay off the loans for the 5 parcels purchased to date and to purchase the 2 additional parcels, and to pay for the costs to demolish the properties and establish a clean building pad. To date, they have received \$1M in private donations, and have pledges for a significant portion of the remaining initial required funding. Additionally, the City of Lodi has committed funding to assist WoW with installation of photovoltaic cells on the rooftop of their new building. The Lodi Improvement Committee, project proponent for the community garden project at the **22 E. Locust St. Property**, has identified multiple funding sources for which the project would be eligible, including CA climate adaptation funds (California Climate Investments), statewide park development funds (\$4B of general obligation bonds passed by CA voters for CA parks projects in 2018), contributions from charitable organizations focused on outdoor education (such as the Clarence E. Heller Charitable Foundation Grant). The Lodi Improvement Committee also identified expenditures by the City and project partners that could be aligned to support the project and bring additional co-benefits to the City of Lodi. Measurable, visible progress on these two marquee projects are expected to stimulate development of surrounding properties by private developers. The **Former Piemonte Hotel Property**, envisioned by the City as a lot suitable for a multi-family affordable housing development, would be eligible for OZ funding, as well as a number of programs in CA providing funding for affordable housing (such as the Low Income Housing Tax Credit Program used for the comparable Cranes Landing Apartments development). The OZ program provides significant tax savings on medium- and long-term investments made on eligible projects within the OZ, providing additional near-term incentives for investment in projects in the Lodi OZ. The State of CA has developed an integrated OZ funding resources webtool that provides eligibility information for other state investment programs applicable to each OZ². CWA grant will serve as a key resource for leveraging additional funding for the listed priority sites as well as other priority sites not yet identified, but helping to complete Phase I and II ESAs, RBM Surveys, market studies and/or remedial/reuse plans for the sites. These due diligence and reuse planning activities are particularly challenging to finance as they must otherwise be paid for through donations (**WoW Science Museum Expansion Project** and the proposed community garden at the **22 E. Locust St. Property**) or from developers' limited equity funds. The studies, plans, and reports that will be prepared using EPA CWA funding will: a) provide key missing documents that are an eligibility requirement for many potential funding programs, and b) reduce or eliminate uncertainties regarding abatement or cleanup costs, and c) increase the likelihood of the projects attracting donations or construction loans.

1.c.ii. Use of Existing Infrastructure: The Target Area, as well as all of the priority sites, are located in or near the downtown and within neighborhoods that are among the oldest developed areas of the City, and are therefore well served by existing infrastructure (water, sewer, electric, natural gas, etc.). This infrastructure is now underutilized due to the large number of vacant buildings and vacant lots that exist as a result of urban decline over the past 50 years. The reuse strategy for the **Former General Mills Facility** is driven in part by the exceptional infrastructure that is available at that Site (trucking routes, the UPRR spur, and high-capacity electricity, water, and sewer service lines) and which the City estimates would cost millions

¹ <https://www.lodi.gov/DocumentCenter/View/199/Final-General-Plan---Entire-Documents-PDF>

² <https://opzones.ca.gov/oz-map/>

Select acronyms: ACRES = Assessment, Cleanup, & Redevelopment Exchange System; CA = California; CT = census tract; CWA = Community Wide Assessment; DTSC = Department of Toxic Substance Control; EPA = Environmental Protection Agency; ESA = environmental site assessment; OZ = Opportunity Zone

of dollars to replicate at new business park if developed at a greenfield site on the edge of the City. The **WoW Science Museum Expansion Site** is located where it can make use of the City of Lodi Parking Structure at 5 S. Sacramento Street, which was constructed in 2002 and includes 330 parking spaces directly across the street from the proposed development site. Three of the sites (**WoW Science Museum Expansion Site, 22 E. Locust St. Property, and Former Piemonte Hotel Property**) are located within two blocks of the Lodi Transit Station and therefore ideally located to take advantage of existing public transit systems (bus and rail). Therefore, these areas are exceptionally well suited to make use of existing infrastructure. No critical infrastructure needs have been identified for the priority sites referenced in Section 1.a.ii.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT

2.a.i Community Need / The Community's Need for Funding: As shown on Table 1, the City of Lodi is a low-income community with per capita and median household incomes that are about 25% lower than statewide. The Target Area has high levels of economic distress with a poverty rate of 23.7% and median household income ranging from \$30,938 to \$48,596 with 14.7% of households making <\$15,000 per year. Residents in these areas lack the resources address brownfields without significant financial assistance.

Table 1. Economic Distress Data for the City and Target Area (ACS 2017 5-Year Estimates³)

Data Type (see footnote 3 at the for explanation for notes A-C)	Target Area ^A	City of Lodi	San Joaquin County	State of California	United States
Median household income (MHI) ^B	\$30,938 to \$48,596	\$52,244	\$57,813	\$67,169	\$57,652
Per capita income	\$18,878	\$25,539	\$24,694	\$33,128	\$31,177
% of Households making <\$15,000 per year	14.7%	10.0%	11.4%	10.1%	11.5%
Poverty rate (for individuals)	23.7%	16.7%	17.1%	15.1%	14.6%
Unemployment rate ^C	7.8%	5.3%	6.1%	4.8%	4.1%

The City's 2018-19 budget⁴ notes on-going fiscal challenges associated with pension costs due to the underfunded status of California Public Employees Retirement System (CalPERS). Pension costs in 2017-18 of \$7.1M were projected to grow to \$13.5M by 2023-25, an 89% increase that would result in the City being unable to maintain service solvency for the long-term given current resources. In an attempt to reduce costs, the City reduced its workforce by about 17% over the past 14 years (from 470 full-time equivalent employees [FTEs] in 2004-05 to 390 FTE in 2018-19). The staff reductions occurred even as the City's population and demand for services grew by approximately 9% during this period. As noted in Section 1.a.ii, the closure of the former General Mills facility in 2015 not only resulted in the loss of 430 jobs (and up to 800 ancillary jobs) but resulted in an annual reduction in property tax revenues to the City and other taxing authorities of approximately \$1.3M. In addition, redevelopment agencies throughout the State were dissolved in 2011, eliminating tax increment financing as a resource for assessment and cleanup of blighted properties.

2.a.ii.1 Threats to Sensitive Populations - Health or Welfare of Sensitive Populations: The Target Area has high relative percentages of residents who in addition to being low-income (Table 1), are members of sensitive population groups. Based on American Community Survey (ACS) 5-year 2013-17 estimates for the 6 CTs located partially or wholly within the Target Area⁵, 60.9% of residents are minorities (including 49.1% who are Hispanic and 10.2% who are Asian). There are higher relative percentages of: (a) children <5 years old (8.7% of the total population versus 6.2% for the US as a whole), (b) female single-parent households with children under 18 years (7.9% of total households versus 6.8% for the US), (c) adults 25 years or older with less than a 9th grade education (17.6% vs 5.4% for the US), and (d) limited English speaking households (24.9% of all households versus 8.5% for the US as a whole). Health concerns for these sensitive Target Area residents (as detailed in Section 2.a.ii.2, below) include high asthma and lead poisoning rates, obesity, and poor mental and physical health. Welfare concerns include blight, crime, significant homeless populations, high unemployment rates, and lack of quality affordable housing.

The City will use grant funds to inventory brownfields located throughout the Target Area and develop a system for prioritizing use of funds at sites where blight, crime, and public health issues are having the greatest impact on sensitive residents. The grant will fund assessments to identify risks to the health and welfare of Target Area residents, and plan for cleanup and mitigation. Grant-funded reuse planning will incorporate input from sensitive Target Area residents on welfare and livability goals and needs that could be met with brownfield revitalization, such as affordable housing, new businesses and jobs, and access to healthy food, healthcare, recreation opportunities, and community amenities.

2.a.ii.2 Greater Than Normal Incidence of Disease & Adverse Health Conditions: The City will use grant funds to address contamination at brownfields and reduce the cumulative exposure of Target Area residents to hazardous substances from additional sources including the known groundwater contaminant plume and poor air quality. Exposure to blighted contaminated brownfields is a factor in the higher incidence of diseases and adverse conditions in San Joaquin County,

³ Notes for Table 1. Data downloaded on 11/12/19. All data are American Community Survey (ACS) 5-year estimates for 2013-17. A) The data for the Target Area are combined data for Lodi CTs 42.03, 42.04, 43.02, 43.08, 44.03, and 45.02. B) In 2017 inflation adjusted dollars. C) Rate for civilian population in labor force 16 years and over.

⁴ <https://www.lodi.gov/ArchiveCenter/ViewFile/Item/257>

⁵ Data are combined data from the US Census Bureau for Lodi CTs 42.03, 42.04, 43.02, 43.08, 44.03, and 45.02. Data downloaded 11/12/19.

Select acronyms: ACRES = Assessment, Cleanup, & Redevelopment Exchange System; CA = California; CT = census tract; CWA = Community Wide Assessment; DTSC = Department of Toxic Substance Control; EPA = Environmental Protection Agency; ESA = environmental site assessment; OZ = Opportunity Zone

which is ranked 42nd out of 57 counties in California in the health of residents⁶ and has some of the worst water and air quality in the US.⁷ The county has an infant mortality rate (5.5 out of 1,000) that is among the highest in the state. The area also has a high percentage of pre-term births (9.9%) and low birth-weight (6.9%)⁸. With 84.5% of housing units in the Target Area constructed prior to 1980, children in these areas are subject to greater risk of cumulative exposure to lead. Health impacts from poor air quality from brownfield contaminants is magnified by known solvent contamination in groundwater. The Target Area is located above two of Lodi's groundwater solvent contamination plumes including Lodi's downtown district, where the highest concentrations of PCE and TCE have been detected. The Agency for Toxic Substances & Disease Registry (ATSDR) suggests that infant mortality, low-birth weight, leukemia, major heart defects and other birth defects are associated with high concentrations of TCE and/or PCE in drinking water. All of the Target Area is in close proximity to the UPRR rail main line or spur, on which diesel-burning locomotives operate. Particulate inhalation from contaminated brownfield soil and the railroad is likely associated with high local asthma diagnoses which impacts 7.5% of children and 10.5% of adults⁹.

The welfare of Target Area children is particularly affected by ongoing economic and environmental issues that are resulting in a proliferation of brownfields. The County has a food insecurity rate of 38.7%, and 30% of low-income individuals reside in food insecure households¹⁰. Lodi Unified School District has free and reduced cost lunch enrollment of 59.7%. Most households surveyed in the *Local Needs Assessment* reported an inability to afford fresh fruit and vegetables. Nutritional deficiencies associated with food deserts like the Target Area are likely contributing to the high rates of chronic disease and increased health risks of the local population, compounded by high levels of pollutant exposure. This is of particular concern for Lodi community children who live amongst brownfields where they explore abandoned environments and debris piles or play in contaminated water or soil.

2.a.ii.3. Disproportionately Impacted Populations: The City will use grant funds to inventory and prioritize brownfields that contribute to disproportionate impacts on Target Area sensitive populations and plan for reuse that mitigates these impacts. Sensitive populations in the Target Area are at significantly higher risks of being exposed to a broad range of cumulative pollution sources. EPA's EJSCREEN Tool was used to evaluate 11 environmental justice (EJ) indices for the six CTs located partially or wholly within the Target Area¹¹. The EJ indices demonstrate that sensitive Target Area populations rank in the 69th to 97th percentile among CTs in the US for all 11 EJ indicators including disproportionate risk of cancer and respiratory illness, exposure to lead paint, and potential for exposure to contaminated water. The Target Area ranks especially high (between the 90th and 97th percentiles) for respiratory hazards, traffic proximity/volume, lead paint indicator, and proximity to sites required to maintain risk management plans due to storage/handling of hazardous materials.

The grant will be used to identify legacy contamination associated with brownfields in the Target Area, and to identify remedial measures necessary to address those threats at select priority sites. The project will support redevelopment initiatives that are working to provide new and safe affordable housing and green spaces. The EPA grant will support these types of developments while also advancing projects that will eliminate blight and eliminate potential exposure of residents to contaminants associated with targeted brownfield sites.

2.b.i/ii Project Partners and Project Partner Roles: The City sees the CWA grant as a pathway to establishing a permanent "community-based development organization" that eventually could play the role of primary developer for certain brownfields sites. Looking ahead, it will acquire land, financing, provide redevelopment oversight, and either hold the land for neighborhood residents, or sell the property for uses compatible with the reuse plan. The City envisions this process being launched through the formation of a brownfields advisory committee (BAC) that will meet with the project management team (PMT) every 3-4 months throughout the 3-year grant period, and provide input with respect to decisions regarding to site selection, cleanup, and future reuse of the priority brownfield sites.

BAC members will initially take on the roles of community advocates and organizers able to undertake extensive predevelopment work which constitutes one of the major barriers to brownfields redevelopment. This work includes identification of assessment sites; figuring out a pathway to site control or property ownership; finding ways to protect owners from liability; locating funding sources; determining the beneficial property reuse for the community; and eliciting additional community support for the project. The community advocates and organizers will bring organized and informed input from across four sectors: 1) community, 2) private sector, 3) government, and 4) workforce and education. Lodi's neighborhood residents and businesses in close proximity to the Target Area and high priority sites, a youth and entrepreneurial component, faith-based, and civic organizations have a legitimate interest in the development of brownfield properties, impact of sites on business investment, and quality of life now and in the future and will be included

⁶ County Health Rankings & Roadmaps: 2014 Rankings-Key Findings Report; Robert Wood Johnson Foundation

⁷ www.scorecard.org

⁸ San Joaquin County Community Health Status Report, 2011

⁹ Estimated Prevalence & Incidence of Lung Disease 2014

¹⁰ San Joaquin County Local Needs Assessment FY2011

¹¹ <https://ejscreen.epa.gov/mapper/>. Accessed 11/15/2019. Report for Lodi CTs 42.03, 42.04, 43.02, 43.08, 44.03, and 45.02.

Select acronyms: ACRES = Assessment, Cleanup, & Redevelopment Exchange System; CA = California; CT = census tract; CWA = Community Wide Assessment; DTSC = Department of Toxic Substance Control; EPA = Environmental Protection Agency; ESA = environmental site assessment; OZ = Opportunity Zone

or represented on the BAC.

Table 2 presents information on six partners that will serve on the BAC and play a key role in decision-making with respect to site selection, cleanup, and future reuse of sites targeted for use of CWA Grant funding.

Table 2. List of Program Partners and Roles

Partner Name and Contact Person	Specific role in the project
WoW Science Museum (Sally Snyder, President & CEO, 209-368-0969)	As described in Sections 1.a.iii and 2.a.i, WOW is the anchor for the WoW Science Museum Expansion project . In preparation of this grant application, the City met with WoW representatives (11/5/2019) to review accomplishments to date, confirm their participation as a key stakeholder in the City's FY2020 CWA Grant project, and identify key needs for the project that can be satisfied under a new EPA grant. Those needs include Phase I ESAs and RBM surveys on two additional properties identified for purchase and Phase II ESA and remedial planning for additional areas. In addition to serving on the BAC, WoW will act as a project champion, sharing success stories with the community and other brownfield property owners.
Lodi Chamber of Commerce (Pat Patrick, President & CEO, 209-367-7840 ext. 104)	The Chamber will represent the Lodi business community supporting outreach and soliciting input from its 600+ members. The Chamber has collaborated with the City on downtown redevelopment, including representing business interests in <i>Vision 2020</i> .
San Joaquin Partnership (SJP) (Michael Ammann, President & CEO, 209-956-3380)	SJP is an economic development corporation that provides business attraction, retention, and expansion assistance. SJP helped the City conduct a land and available space survey (Section 1.c.i). SJP will help attract businesses to shovel-ready sites assessed through the CWA.
Building Industry Association of the Greater Valley (BIA) (John Beckman, CEO, 209-235-7831)	BIA represents land developers and homebuilders, advocating strong land use policies to support future housing.
Habitat for Humanity (HFH) (Michael Huber, Executive Director, 209-465-5054)	HFH provides home building and rehabilitation services. The City teams with HFH on land acquisition and construction efforts to support low-income housing needs.
LOEL Senior Center (LOEL) (Tracy Williams, President & CEO, 209-369-1591)	LOEL is a non-profit senior services center. LOEL has teamed with the City on senior-housing projects using CDBG funds, including creating a community garden for seniors and low-income families on the eastside. LOEL will represent sensitive populations on the BAC.

2.b.iii. Incorporating Community Input: To continue the City's effective outreach process for the grant, the BAC will revisit and update the existing public involvement plan (PIP) to communicate project progress and gather and incorporate public input into the grant project. The BAC and project partners will provide direct outreach to residents in the Target Area and host public information events with bilingual services to ensure outreach efforts include sensitive populations and those who live and work in brownfield-impacted areas. The BAC will meet on approximately a quarterly basis throughout the grant term and meetings will be open to the public. The City and project partners will host an addition four public outreach events to share news and solicit community input. The meeting locations will be hosted at venues identified throughout the Target Area. to the City will also continue to communicate progress by updating the project webpage on the City's website¹².

The City will gather and incorporate public input into the project using methods such as electronic polling, input at community events/open houses/charrettes, and by including a method for providing input through the project website. The City will track and document all input and share it with the BAC at the regular meetings. The BAC will determine how the input will be incorporated and the City will document methods and actions in the quarterly progress reports to EPA.

3. TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS

3.a. Description of Tasks and Activities: Table 3 provide a detailed description of the proposed project activities and tasks, the anticipated schedule, and the leads, and outputs.

Table 3. Summary of Tasks, Schedule, Leads, and Outputs

Task 1: Cooperative Agreement Oversight and Reporting
i. Implementation: This task includes: 1) quarterly progress reporting, 2) annual disadvantaged business enterprise (DBE) reporting, 3) Property Profile Form submission and updates in the Assessment, Cleanup and Redevelopment Exchange System (ACRES), 4) preparation of a final report, and 5) expenses associated with grantee attendance at two brownfield educational conferences.
ii. Anticipated Schedule: It is anticipated that a contract will be executed with the environmental consultant prior to the anticipated 10/1/2020 start date. Quarterly progress reports (QPRs) will be submitted on or before January 30 th , April 30 th , July 30 th , October 30 th of each year. Annual disadvantaged business enterprise (DBE) reports will be submitted on or before October 30 th of each year. Initial information on sites will be entered into the Assessment, Cleanup and Redevelopment Exchange System (ACRES) as eligibility is confirmed and updated upon completion of milestones related to assessment activities, remediation, and redevelopment.
iii. Task/Activity Lead: The City (Astrida Trupovnieks) will lead this task and be responsible for completing grant-eligible programmatic and administrative requirements under the cooperative agreement. Astrida will track project progress

¹² <https://www.lodi.gov/QuickLinks.aspx?CID=12>

Select acronyms: ACRES = Assessment, Cleanup, & Redevelopment Exchange System; CA = California; CT = census tract; CWA = Community Wide Assessment; DTSC = Department of Toxic Substance Control; EPA = Environmental Protection Agency; ESA = environmental site assessment; OZ = Opportunity Zone

and the budget to ensure funds are spent fully and in accordance with this application. Any proposed changes in activities and associated budgets will be discussed with, and approved by, the EPA. The City's contractor will provide assistance with reporting.

iv. Outputs: a) 12 QPRs; b) 3 DBE reports; c) ACRES updates, per site, as needed; d) 1 final closeout report; e) 2 BF conferences attended by 1 City staff.

Task 2 – Inventory Update and Site Selection

i. Implementation: The City will perform an update to the inventory of brownfield sites completed as part of the City's FY2015 CWA grant. A focus will be identifying and prioritizing potential brownfields redevelopment sites within the OZ.

ii. Anticipated Schedule: It is planned that the inventory update will be completed by 12/31/2020.

iii. Task/Activity Lead: The City's contractor will work with the project manager (Astrida Trupovnieks) and City Geographic Information System (GIS) staff to complete the inventory. The BAC and community partners will assist with site prioritization.

iv. Outputs: a) Inventory – GIS files; b) Inventory report (w/ narrative, tables, maps, # of sites identified); c) prioritization update memorandum.

Task 3 – Phase I and II ESAs

i. Implementation: This task includes completion of 8 Phase I and 4 Phase II ESAs on the priority sites identified in Section 1.a.ii, and other sites prioritized for assessment by the BAC. Phase I ESAs will comply with the All Appropriate Inquiry (AAI) Final Rule and the ASTM E1527-13 standard. Most priority sites contain buildings that will be renovated or demolished as part of site reuse plans. Therefore, budget is included under this task for completion of up to 3 RBM surveys in buildings at priority sites. This task also includes: 1) preparation of eligibility determination (ED) forms for each site, 2) securing access agreements, 3) preparation of a quality assurance project plan (QAPP) to be approved by EPA prior to any Phase II ESAs or RBM surveys, 4) preparation of sampling and analysis plans (SAPs) and Health and Safety Plans (HASPs) for Phase II ESAs and RBM surveys, and 5) completion of National Historic Preservation Act (NHPA) §106 and Endangered Species Act §7(a)(2) submittals, as necessary.

ii. Anticipated Schedule: It is anticipated that the QAPP will be completed by 12/31/2020. EDs, Phase I ESAs, SAPs, and Phase II ESAs will be completed as access is secured and eligibility confirmed.

iii. Task/Activity Lead: The City will coordinate work by the contractor, secure access agreements, and complete review of all reports and plans. The contractor will complete the EDs, Phase I and II ESAs, the QAPP, SAPs, and RBM surveys.

iv. Outputs: a) 1 QAPP; b) 8 ED forms and 8 Phase I ESAs; c) 4 SAPs and 4 Phase II ESAs; d) 3 RBM surveys

Task 4 – Remedial Planning

i. Implementation: Remedial Action Plans (RAPs) or Soil Management Plans (SMPs) will be completed for 2 priority sites.

ii. Anticipated Schedule: Remedial planning will begin in 2021 as Phase I/II ESAs are completed at initial priority sites.

iii. Task/Activity Lead: The City's contractor will prepare the RAPs. The City will coordinate work by the contractor and review the draft and final plans. The BAC (including the community partners identified on Table 2) will provide input on evaluated/recommended cleanup options.

iv. Outputs: a) 2 RAPs.

Task 5 – Community Outreach

i. Implementation: A detailed description of the planned methods for involving and informing the public is provided in Section 2.b. This task includes: 1) preparation of the Public Engagement Plan, 2) organizing and hosting up to 9 meetings of the BAC, 3) hosting additional public outreach meetings in the Target Area neighborhoods, 4) conducting meetings with individual property owners, as appropriate, 5) preparation of fact sheets and press releases, and 6) preparation of a project webpage with regular updates.

ii. Anticipated Schedule: City staff will participate and help coordinate all outreach activities. The environmental consultant will assist with preparing materials and presentations for the meetings, participate in meetings, and help prepare fact sheets, press releases, and materials to include on the webpage.

iii. Task/Activity Lead: The City will coordinate all outreach activities and participate in all public meetings. The contractor will assist in preparing materials and presentations for the meetings, participate in select meetings, and help prepare fact sheets, press releases, and materials to include on the webpage. BAC members will participate in the BAC meetings, as well as in other outreach meetings, as appropriate.

iv. Outputs: a) Public Engagement Plan; b) 9 BAC meetings; c) 4 other outreach meetings; d) meeting agendas, notes, sign-in sheets; e) project webpage, with updates; f) project fact sheets and press releases.

Task 6 – Reuse Planning

i. Implementation: Several of the priority sites (the **Former General Mills Facility** and **22 E. Locust St.**) are large sites that could benefit from completion of site-specific reuse plans. Other sites (including **Former Piemonte Hotel Property** and **Former Sunset Cinema Property**) could benefit from market studies that could document demand for desired reuse for apartments and retail (to help secure developer interest and subsequent financing). Budget is included under this task for completion of up to 4 site-specific reuse and/or market studies.

- ii. **Anticipated Schedule:** Reuse planning will begin in 2021 as Phase I/II ESAs are completed at initial priority sites.
- iii. **Task/Activity Lead:** The City's contractor will complete the site-specific reuse plans and market studies. The City will direct the work and have significant involvement in scoping, conducting outreach (as part of these plans), and in reviewing the draft and final plans/studies.
- iv. **Outputs:** a) 4 Reuse Plans and/or Market Studies.

Notes: BF = brownfields; mtg = meeting

3.b. Cost Estimates

Budget Table & Development/Application of Cost Estimates: A summary of the overall proposed budget for grant funded activities is provided in Table 4 below, followed by an explanation for how cost estimates were developed and applied, including unit costs as applicable.

Table 4. Budget Summary for Grant Funded Activities by Task, Budget Category, and Funding Type

Line #	Budget Categories	Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Totals
		CA Oversight & Reporting	Inventory & Site Selection	Phase I & II ESAs	Remedial Planning	Community Outreach	Reuse Planning	
Budget for Petroleum Assessment Funding								
1	Personnel	\$1,500	\$1,000	\$0	\$0	\$750	\$750	\$4,000
2	Travel	\$625	\$0	\$0	\$0	\$0	\$0	\$625
3	Supplies	\$0	\$0	\$0	\$0	\$375	\$125	\$500
4	Contractual	\$1,500	\$3,000	\$45,000	\$4,000	\$2,000	\$14,375	\$69,875
5	Total Direct Costs (Petro)	\$3,625	\$4,000	\$45,000	\$4,000	\$3,125	\$15,250	\$75,000
6	Indirect Costs (Petro)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	Total Budget (Petro)	\$3,625	\$4,000	\$45,000	\$4,000	\$3,125	\$15,250	\$75,000
Budget for Hazardous Substance Assessment Funding								
8	Personnel	\$4,500	\$3,000	\$0	\$0	\$2,250	\$2,250	\$12,000
9	Travel	\$1,875	\$0	\$0	\$0	\$0	\$0	\$1,875
10	Supplies	\$0	\$0	\$0	\$0	\$1,125	\$375	\$1,500
11	Contractual	\$4,500	\$9,000	\$135,000	\$12,000	\$6,000	\$43,125	\$209,625
12	Total Direct Costs (Haz)	\$10,875	\$12,000	\$135,000	\$12,000	\$9,375	\$45,750	\$225,000
13	Indirect Costs (Haz)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
14	Total Budget (Haz)	\$10,875	\$12,000	\$135,000	\$12,000	\$9,375	\$45,750	\$225,000
15	Total Budget (Combined)	\$14,500	\$16,000	\$180,000	\$16,000	\$12,500	\$61,000	\$300,000

CA = cooperative agreement; ESA = environmental site assessment; Haz = hazardous substance; Petro = petroleum

Descriptions for how the cost estimates for each task and budget category were developed including costs per unit where applicable are provided on Table 5 below. All costs were developed in part based on the City's experience in completing similar tasks and activities as part of its FY2015 CWA Grant.

Table 5 – Summary of Outputs, Cost Assumptions, and Allocation Between Petro. and Haz. Funding

Task 1 – Cooperative Agreement Oversight and Reporting: Total Budget = \$14,500 Cost Basis and Assumptions: Personnel Costs of \$6,000 are budgeted for an estimated 120 hrs of work by City staff (@ \$50/hr) in completing various Cooperative Agreement oversight and reporting activities. Travel Costs of \$2,500 are budgeted for 1 City staff to attend 2 EPA/State BF conferences. Costs are estimated at \$1,250/person/conference based on costs incurred by staff attending other recent BF conferences. Contractual Costs of \$6,000 are budgeted for an estimated 48 hrs (@ \$125/hr) of work by the City's contractor in providing assistance in completing various required reports. Haz vs Petro Funding: For all Task 1 activities, 25% of costs will be allocated to petro. and 75% to haz. funding.
Task 2 – Inventory & Site Selection: Total Budget = \$16,000 Cost Basis and Assumptions: Personnel Costs of \$4,000 are budgeted for an estimated 80 hours of work by City staff (@ \$50/hr) in assisting with completion of the inventory and prioritization activities. Contractual Costs of \$12,000 are budgeted for an estimated 96 hrs (@ \$125/hr) of work by the contractor developing the inventory and assisting with the prioritization of sites. Haz vs Petro Funding: For all Task 2 activities, 25% of costs will be allocated to petro. and 75% to haz. funding.
Task 3 – Phase I and II ESAs: Total Budget = \$180,000 Cost Basis and Assumptions: Contractual Costs of \$180,000 include costs for the environmental contractor to complete 1 QAPP (\$8,000); 8 ED forms (\$500 each = \$4,000); 8 Phase I ESAs (\$4,000 each = \$32,000); 4 SAPs (\$2,500 each = \$10,000); 4 Phase II ESAs (\$24,000 each = \$96,000); 3 RBM surveys (\$10,000 each = \$30,000). Haz vs Petro Funding: Costs will be allocated based on the confirmed eligibility (petro. and/or haz.) for each site for each output. It is assumed that 25% of the overall task budget will be allocated to petro. sites and 75% to haz. sites.
Task 4 – Remedial Planning: Total Budget = \$16,000 Cost Basis and Assumptions: Contractual Costs of \$16,000 are based on completion by the environmental contractor of 2 RAPs at an average cost of \$8,000 each. Haz vs Petro Funding: Costs will be allocated based on approved site eligibility but assume 1 RAP is completed for a haz site and 1 site approved for both petro and haz eligibility for which costs will be split between the two types of funding.

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Task 5 – Community Outreach: Total Budget = \$12,500

Cost Basis and Assumptions: Personnel Costs of **\$3,000** are budgeted for an estimated 60 hrs of work by City staff (@ \$50/hr) in leading outreach activities. **Supply Costs** of **\$1,500** are budgeted for printing costs (\$250) and mailing costs for public notices (\$1,250). **Contractual Costs** of **\$8,000** are budgeted for an estimated 64 hrs of work by the contractor (@ \$125/hr) assisting with outreach activities.

Haz vs Petro Funding: For all Task 5 activities, 25% of costs will be allocated to petro. and 75% to haz. funding.

Task 6 – Reuse Planning: Total Budget = \$61,000

Cost Basis and Assumptions: Personnel Costs of **\$3,000** are budgeted for an estimated 60 hrs of work by City staff (@ \$50/hr) in leading various reuse planning activities. **Supply Costs** of **\$500** include \$250 for printing and \$250 for mailing costs. **Contractual Costs** of **\$57,500** are budgeted for completion by the contractor of 4 Reuse Plans or Market Studies (@ \$14,375).

Haz vs Petro Funding: Costs will be allocated based on approved eligibility for individual sites or study areas but assume 25% of overall task costs will be allocated to petro. funding and 75% to haz. funding.

Notes: BAC = Brownfields Advisory Committee; BF = brownfields; DBE = disadvantaged business enterprise; ED = eligibility determination; ESA = environmental site assessment; GIS = geographic information system; Haz = hazardous substance; Petro = petroleum; QAPP = quality assurance project plan; QPR = quarterly progress report; RAP = remedial action plan; SAP = Sampling and Analysis Plan

3.c. Measuring Environmental Results: At the start of the project, the City will establish a tracking table to track and measure progress towards completion of the various outputs listed in Table 3. This tracking table will be reviewed quarterly against project progress and incorporated into the QPRs and serve as one means of tracking and measuring progress towards achieving the specific outputs identified in the approved project work plan. If needed, the City will work with the project contractor and EPA to take corrective measures to ensure output goals are met.

The City will also track the various other standard outcomes in ACRES, including public and private funding leveraged, acres of land made available for reuse, number of jobs created, etc. The City commits to continuing ACRES updates beyond the life of the grant to capture longer-term outcomes. The City will also develop methods to measure and track progress towards broader outcomes the City hopes to achieve in the Target Area, including: 1) creating quality local jobs, 2) creating more affordable housing, 3) expanding and improving parks and green space, 4) expanding and improving transit, 5) serving and connecting all neighborhoods, and 6) improving air quality. Additional goals identified by City staff for the EPA FY2020 CWA Grant include: 1) using the project as a platform for creating a sustainable long-term brownfields program, and 2) using the BAC meetings as a forum to build and enhance local institutional knowledge related to brownfields revitalization. The City will work with the other project partners at the beginning of the project to identify the approach and metrics that can be used to measure progress or achievement on the less easily quantified outcomes, which will be summarized in a memorandum.

We intend to perform a qualitative assessment on a quarterly basis of the progress in advancing redevelopment at the 5 priority sites, as well as additional priority sites to be identified upon update of the inventory. The qualitative assessment will be used to identify roadblocks to progress, next steps, and whether these can be achieved within the project period. If the timelines for advancing one or more of the priority sites is not well aligned with the EPA grant project period, then alternative sites will be selected as necessary to maintain progress towards achieving project outcomes and results.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE

4.a.i/ii. Programmatic Capability/Organizational Structure & Key Staff: The City will be responsible for day-to-day management of Project activities and compliance with all administrative and programmatic conditions under the grant. The City will also provide support in planning, GIS data management, and other activities associated with the Project. Lead City staff and their roles are described below:

- **Astrida Trupovnieks, Economic Development Manager, City of Lodi:** Ms. Trupovnieks will serve as the Project Manager, Project Director, and primary point of contact for the Project. Ms. Trupovnieks has nearly 30 years of experience in public service, and over 10 years of experience as an economic development professional. She has an MBA in Business Administration and a Master of Arts (with honors) in Public Administration. Ms. Trupovnieks will approve all contracts and reports; coordinate BAC meetings; secure assistance from other City staff as needed; and oversee work by the environmental or other contractors used to implement the grant. Ms. Trupovnieks was responsible for managing the final 18 months of the City's FY2015 CWA Grant, following the departure of the two previous assigned project managers – successfully launching the stalled project and fully expending funds on impactful projects. As a result, Ms. Trupovnieks is experienced with managing all aspects of these grants, as well as key measures and strategies for keeping the projects on track.
- **Patrice Clemons, Community Development Block Grant Administrator, City of Lodi:** Ms. Clemons will serve as assistant project manager on behalf of the City. Ms. Clemons currently administers federal Community Development Block Grants (CDBGs) for the City and will apply her experience with grant funding to the project.

Additional municipal support staff will be utilized as necessary to facilitate public outreach, formulate approvable site reuse strategies, and provide expertise relating to site reuse planning.

- **Charles Swimley, Public Works Director** – Technical expertise related to site reuse and infrastructure.

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- *Cathi DeGroot, Recreation and Parks Director* – Technical expert in formation of public spaces and securing parks and recreation grants to support site reuse under the EPA grant.
- *Georgia Landtsberger, Transportation Manager* – Technical expert in formation of transit-oriented development.
- *Jeff Berkheimer, Electric Utility Director* – Technical expertise related to electrical infrastructure and energy efficiency.

The City employs additional support staff in the disciplines of planning, engineering, legal, financial services, and administrative staff to support project implementation and complete EPA required reporting, ACRES database updates, and financial documents. The City also has a professional human resources department to recruit qualified replacements should key project staff depart during the grant period.

4.a.iii. Programmatic Capability/Acquiring Additional Resources: The City has a fully-staffed human resources department with the resources, experience and expertise to recruit qualified replacements for any key project staff that depart during the Project. The City routinely contracts out for engineering and consulting services, and has all management and procurement procedures in place to secure services through competitive processes compliant with 2 CFR 200.317-326 requirements, as well as the experience and expertise needed to manage contractors as they complete assignments on behalf of the City.

4.b Past Performance & Accomplishments (Previous EPA Brownfield Grant): The City has received one previous EPA brownfields grant. Required information related to this grant is presented below.

4.b.i.1 Accomplishments: EPA FY2015 Brownfield CWA Grant (BF-99T30301-2; \$400,000; 8/1/2015 to 3/31/2020). As of the end of the most recent fiscal quarter (9/30/2019), 13 Phase I ESAs were completed or in progress (versus a goal of 12); 8 Phase II ESAs were completed or in progress (versus a goal of 6); and 2 reuse plans were completed or in progress (versus a goal of 4). Completed outputs have been reported in the ACRES system. Although the CWA Grant is still in progress, the completed activities have helped advance reuse at several sites. For the WoW Science Museum Expansion site, the Phase I ESA and RBM surveys facilitated the purchase of five of the parcels by WoW in 11/20/2018 for \$1.3M – a key initial step in advancing the project.

A Phase I ESA completed for a vacant former auto dealership at 214-216 S. Sacramento St. facilitated the subsequent sale on 5/3/2018 to a new owner who is renovating and expanding the building for use as a food and wine market/community gathering space (“The Barrel Yard”). The assessed value of the property has already increased by \$349,891 resulting in an additional \$3,870 in annual property tax revenue. The Phase I ESA completed on 14-16 W. Pine St. facilitated the subsequent sale of the property on 11/21/2017 to a new owner, who is renovating 3,500 SF of long vacant space on the 2nd floor for use as offices for his company. The assessed value of the property has increased by \$491,779 resulting in an additional \$5,445 in annual property tax revenue. The Phase I ESA completed for a vacant former fire house at 705 E. Lodi St. facilitated the sale on 4/1/2019 for \$415,000 to a local commercial business (Hose Connection & Rubber Supply Co.) which has returned the property to the tax rolls and should result in approximately \$4,600 in additional annual property tax revenue for local taxing entities. The planning for the mixed-use project on a portion of the former General Mills site remains on track, with the CWA-funded activities helping to address significant noise and environmental factors. This project will likely add >\$40M to the tax base, which would generate \$445,000 in annual property tax revenue. The work at the 22 E. Locust St. property and the former General Mills Facility has resulted in increased attention for these parcels, and the recent conceptual proposals for the community garden and the STEM business park.

4.b.ii.2 Compliance with Grant Requirements: The City has complied with all work plan, schedule, terms and conditions, and timely and acceptable reporting requirements associated with the referenced current and prior assistance agreements. On 8/21/2018, EPA approved a 1-year extension in the project end date (from 10/31/2018 to 10/31/2019). The amendment was accompanied by a workplan amendment that reallocated \$33,600 in approved personnel and fringe benefit costs to contractual costs to facilitate performance of additional assessment and reuse planning activities. The extension was needed due to City staffing disruptions. The City’s Brownfield Grant project manager left the City in 2017 and his replacement left the City in 2018, resulting in delays during the transition periods. In addition, the project manager for the City’s environmental contractor on the project also departed during this same period. The City’s subsequent project manager (who will also manage the FY2020 CWA Grant, if awarded) worked closely with the EPA project officer to develop a detailed plan for fully utilizing available funds. The grant period was further extended on 8/20/2019 to 3/31/2020, to accommodate delays by a developer in advancing a key a reuse study needed to advance the proposed hotel/mixed use development on a portion of the former General Mills site. As of 10/23/2019, 89% of the contractual budget (\$345,577 of \$389,600) had been expended as well as 63.8% of the combined personnel, fringe, travel, and supplies budget (\$6,637 of \$10,400).

THRESHOLD CRITERIA RESPONSE
Community Wide Assessment Grant Proposal – City of Lodi, CA (FY2020)

1. Applicant Eligibility

The City of Lodi is a “general purpose unit of local government” as that term is defined in 2 CFR § 200.64 and is therefore eligible to receive an EPA Brownfields Community Wide Assessment (CWA) grant.

2. Community Involvement

The City prides itself on robust public involvement through ongoing planning, economic development, natural resource protection, restoration, and redevelopment projects. Sustained outreach to a full range of stakeholders will ensure that the inventory, assessment and redevelopment planning process has strong community backing. To guide the outreach process, the City will create a comprehensive public involvement plan (PIP) to gather and process public input throughout the implementation program. The Lodi Improvement Committee (LIC), will provide direct outreach to residents in the focus area and host public information events with bilingual services to ensure outreach efforts include sensitive populations and those who live and work in brownfield-impacted areas. A key method for informing the project and soliciting input will be public meetings. The Brownfields Advisory Committee (BAC) will meet on approximately a quarterly basis throughout the grant term. The meeting locations will be hosted by the City, by the World of Wonders (WoW) Science Museum, or at venues identified throughout the Target Area. At all meetings hosted by City, special accommodations will be made available to ensure the participation of people with disabilities and non-English speakers. Another method used to communicate progress will be the creation and regular updating of a project webpage on the City’s website. The webpage will include project updates, fact sheets and meeting announcements, as well as links to project documents and deliverables (as a means of maximizing transparency). The webpage will also include a mechanism for soliciting project input.

3. Expenditure of Assessment Grant Funds

As of November 1, 2019, the City has expended \$394,161 (98.5%) of its \$400,000 FY2015 CWA Grant, and drawn down \$352,214 (88.1%) of the award amount. Documentation is provided as Attachment A and includes a printout provided by the EPA project officer on 10/23/2019, and an account detail generated on 11/20/2019 (following a correction made in the allocation between petroleum and hazardous substance accounts).

ATTACHMENTS TO THRESHOLD CRITERIA RESPONSE

A. Documentation of Drawdown for City’s FY2015 EPA CWA Grant



**Compass Data
Warehouse**



Document Review

Compass Document: GO BF99T30201

10/23/2019 12:41:13
Welcome

Document Summary: [General Ledger Entries](#)

Doc Type: GO

Doc No: BF99T30201

Vendor Code: 946000361A V

IGMS Grant No:

IGMS Budget Start Date:

IGMS Budget End Date:

IGMS Project Start Date:

IGMS Project End Date:

Order Date: 08/04/15

Closed Date:

Servicing Finance Office: LVFC

Order Amount: \$400,000.00

Net Paid Amount: \$352,214.29

Closed Amount: \$352,214.29

Available Amount: \$47,785.71

Vendor: CITY MANAGER'S OFFICE

Vendor Legal Name: LODI, CITY OF (INC)

Alternate Vendor:

Description:

Extended Description:

Document Details: [Expand](#)

Line#	Line Amt	Expended Amt	Closed Amt	Refunded Amt	Available Amt	BFY	Fund	Org	Program	Project	FOC	CostOrg	Comments	Ext
1	\$200,000.00	\$171,665.63	\$171,665.63	\$0.00	\$28,334.37	2015	E4	09K2AG7	301D79	G900NY00	4114		RQ 1509K0B024	Am
2	\$200,000.00	\$180,548.66	\$180,548.66	\$0.00	\$19,451.34	2015	E4	09K2AG7	301D79XBP	G900OR00	4114		RQ 1509K0B024	Am

Document Activity:

Date	Ref Amount	Related Document	Direction	Date	Ref Amount	Related Document	Date	Ref Amount	Related Document
08/13/2019	\$106,602.33	DT 19AS1185741	Forward						
06/04/2019	\$75,900.15	DT 19AS1174186	Forward						
11/15/2018	\$103,807.87	DT 19AS1141092	Forward						
12/21/2016	\$65,903.94	DT 17AS1021501	Forward						
08/05/2015	\$400,000.00	RQ 1509K0B024	Back						

[Warehouse Homepage](#)

[EPA@Work Home](#) | [EPA Internet](#)

https://ocfosystem5.epa.gov/ocfo/ords/neis/grant_web.grant_result

This web page was last updated on 09/08/2019.

For issues, please contact: The OCFO Sytem Help Desk - ocfo-system-help@epa.gov or (202)564-6236 (OCFO)

SENSITIVE BUT UNCLASSIFIED
Automated Standard Application for Payments
ACCOUNT DETAIL PROFILE INQUIRY

ALC/Region : 68128933/
Recipient ID : 0656542
Account ID : BF99T30201

Short Name : LVFMC
Short Name : Lodi City

Account Type : Control Account
Account ID : BF99T30201
Description : BROWNFLDS UPRR AND HIGHWAY 99 Available Balance : \$47,785.71
Total Cumulative Draw Limit : \$0.00

Account Detail ID	Account Status	Cumulative Draw Limit	Cumulative Draws/BE/RP To Date
G900NY00 HAZARDOUS	Liquidated	\$0.00	-\$195,367.52
G900OR00 PETROLEUM	Liquidated	\$0.00	-\$156,846.77

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/03/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Lodi

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

0200045520000

d. Address:

* Street1:

221 W. Pine Street

Street2:

* City:

Lodi

County/Parish:

San Joaquin

* State:

CA: California

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

95240-1910

e. Organizational Unit:

Department Name:

Economic Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Astrida

Middle Name:

* Last Name:

Trupovnieks

Suffix:

Title:

Business Development Manager

Organizational Affiliation:

* Telephone Number:

209-333-6874

Fax Number:

* Email:

atrupovnieks@lodi.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-05

* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Lodi - Brownfields Assessment Grant Program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: